

**MINUTES OF A REGULAR MEETING OF THE PLANNING COMMISSION OF THE TOWN OF CLARKDALE HELD ON THURSDAY, JANUARY 22, 2009, IN THE MEN'S LOUNGE OF THE CLARK MEMORIAL CLUBHOUSE, 19 N. NINTH STREET, CLARKDALE, AZ.**

A **REGULAR** meeting of the Planning Commission of the Town of Clarkdale was held on Thursday, January 22, 2009 at 6:00 p.m., in the Men's Lounge of the Clark Memorial Clubhouse, 19 N. Ninth Street, Clarkdale, AZ.

**Planning Commission:**

Chairperson	Dave Puzas	Excused
Vice Chairperson	Jorge Olguin	Present
Commissioners	Amy Bayless	Present
	Sarah Vinson	Present
	Bill Regner	Present

**Staff:**

Community Development Director	Sherry Bailey
Administrative Assistant II	Vicki McReynolds

**Others In Attendance:** Tom Piccioli of Clarkdale Minerals.

**AGENDA ITEM: CALL TO ORDER:** The Vice Chairperson called the meeting to order at 6:00 p.m.

**AGENDA ITEM: ROLL CALL:** The Administrative Assistant called roll.

**AGENDA ITEM: MINUTES:** Consideration of the **Special Meeting Minutes of November 20, 2008, December 4, 2008 and the Cancelled Meeting Minutes of December 18, 2008.** Commissioner Regner **motioned to approve the Special Meeting Minutes of November 20, 2008.** Commissioner Vinson **seconded the motion. The motion passed unanimously.** Commissioner Vinson **motioned to approve the Special Meeting Minutes of December 4, 2008.** Commissioner Bayless **seconded the motion. The motion passed unanimously.** Commissioner Regner **motioned to approve the Cancelled Meeting Minutes of December 18, 2008.** Commissioner Vinson **seconded the motion. The motion passed unanimously.**

**AGENDA ITEM: REPORTS:**

**Chairperson's Report:** None.

**Staff Report:** None.

**AGENDA ITEM: PUBLIC COMMENT:** The public is invited to provide comments at this time on items that are not on this agenda. Action taken as a result of public comment will be limited to directing staff to study the matter, or scheduling the matter for further consideration and decision on a later agenda, as required by the Arizona Open Meeting Law. Each speaker is asked to limit his or her comments to **FIVE** minutes.

**There was no public comment.**

### **NEW BUSINESS**

**AGENDA ITEM: DISCUSSION: TOM PICCIOLI ON THE FUTURE DEVELOPMENT PLANS OF THE CLARKDALE MINERALS, LLC PROPERTY.**

**The Community Development Director explained Clarkdale Mineral's Development Agreement to the Commissioners and this evening's discussion covers the Development and Annexation Plans.**

The following is a summary of information provided by Tom Piccioli of Clarkdale Minerals and questions from the Commissioners.

**What does Clarkdale Minerals see as key barriers to what they need to conduct their business?**

Tom stated after the kinks are worked out, they are ready to go to full production in the Demonstration Module. The long term barrier is the shipment of by-product. One possible solution is to enter into an agreement with Phoenix Cement to handle it. The second would be to move the large volume of by-product by rail. (There has been no "current" discussion with the railway). Upgrading railroad track is very costly due to the increased weight generated by the cars carrying the by-product. There are no environmental restrictions on travel for this "full size" main line railroad. Another possible solution is hydraulic slurry process, which is very expensive.

After the first half of 2009, Clarkdale Minerals will sit with the Salt River Materials Group to start discussions.

The transportation issues are varied. The road to Williams if it were to be used, could face huge environmental issues. Truck traffic through town would be heavily increased as they go to Highway 260 and out to I-17. To reach the 700-800,000 tons of by-product volume, will take several years. Currently the traffic goes over the bridge. The Broadway extension becomes a key factor for traffic flow.

The Commissioners asked, in the Bitter Creek commercial area, is Clarkdale Minerals willing to grant an easement for the railroad to develop a depot? Tom stated they won't agree with an easement, but will work with the Town of Clarkdale to establish a train depot. Clarkdale Minerals has talked extensively with the Town Manager and the Community Development Director regarding a railroad depot. The goal is to get the railhead open. With regards to the railroad land ownership: some sections they maintain the right-of-way and some sections they own it in fee title.

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Tom stated the Cement Plant Road, Sycamore Canyon and the bridge are the only ways out. The Town of Clarkdale agreed there will be no restrictions on the Broadway Extension. (This was further explained by the Community Development Director).

Tom also said any “aspects of the developing their property” other than the 140 acres for which it is already being utilized, is if it further promotes the intent for which it’s being used.

Development Plan:

- Development of an Industrial Sub-Division (near Bitter Creek) is a possibility
- Terms of development – there are no major expenditures until Clarkdale Minerals gets into production. \$3.5 million is projected regarding the road
- Within 2 ½ years the company should be in a cash flow position to move forward in the development stages.
- If the Demo Module process is successful, then the issue of “what to do” with the material if it can’t be moved out becomes a concern. A fail safe program is to alter/recontour the 250 acres with ADEQ certification over the next 20 years.
- The resin that would be shipped out was explained, with the plated copper and zinc being the bigger items.
- The bridge viability is currently being evaluated.

Annexation Plan:

The Town Manager and the Community Development Director are currently working on the annexation plan. The Town of Clarkdale will then determine the steps to be taken.

**This being a discussion only, there was no action taken.**

**AGENDA ITEM: FUTURE AGENDA ITEMS:**

- The Community Development Director will update the Commissioners on the Annexation Plan as information becomes available.
- February 26<sup>th</sup> Regular Meeting: Records Retention Information
- February 5th Worksession-cancelled
- The Community Development Director will send the February and March Focus Groups schedule to the Commissioners.

**AGENDA ITEM: ADJOURNMENT: Commissioner Bayless motioned to adjourn the meeting. Commissioner Regner seconded the motion. The motion passed unanimously. The meeting adjourned at 7:30 p.m.**

**APPROVED BY:**

**SUBMITTED BY:**

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Dave Puzas  
Chairperson

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Vicki McReynolds  
Administrative Assistant II